

**MINUTES OF THE
AUBURN CITY JOINT HISTORIC DESIGN REVIEW COMMISSION AND
PLANNING COMMISSION MEETING
APRIL 16, 2013**

The joint session of the Auburn City Historic Design Review Commission and Planning Commission was called to order on April 16, 2013 at 6:02 p.m. by Vice Chair Worthington in the Council Chambers, 1225 Lincoln Way, Auburn, California.

COMMISSIONERS PRESENT: Luebkehan, Vitas, Biggs, Combs, Green,
Kratzer-Yue, Worthington & Spokely

COMMISSIONERS ABSENT: Willick

STAFF PRESENT: Will Wong, Community Development Director
Lance E. Lowe, AICP, Associate Planner

I. CALL TO ORDER

II. PLEDGE OF ALLEGIANCE

III. APPROVAL OF MINUTES

None

IV. PUBLIC COMMENT

This is the time provided so that persons may speak to the Commission on any item not on this agenda. Please make your comments as brief as possible. The Commission cannot act on items not included on this agenda; however, the items will be automatically referred to City staff.

V. PUBLIC HEARING ITEMS – HISTORIC DESIGN REVIEW COMMISSION

A. HISTORIC DESIGN REVIEW – 995 LINCOLN WAY (FORGOTTEN SOLIDER’S VICTORY GARDEN) – FILE HDR 13-02. The applicant requests Historic Design Review Commission approval of a Trellis, fencing, planter beds (Victory Garden) and accessible improvements located at 995 Lincoln Way.

Planner Lowe presented the project and discussed the improvements proposed.

Commissioner Green noted that the current plans do not meet ADA requirements and would need to be revised.

Commissioner Worthington noted that a condition could be added to require the applicant to comply with ADA requirements.

Planner Lowe indicated condition or not, the applicant would have to comply with ADA requirements once the public is invited onto the property.

Commissioner Green noted that with the topography of the property, ADA requirements should not be too difficult to meet.

Chairman Spokely arrived at the commission meeting.

The Commission discussed the Forgotten Solider's Garden.

Commissioner Combs noted that the HDRC review should focus on the compatibility of the improvements, materials, etc. with the Downtown Historic District.

Commissioner Worthington asked if there would be security fencing around the perimeter of the property?

Chairman Worthington opened the public hearing.

Casey Conway addressed the commission on behalf of the Forgotten Soldiers program and answered questions from the commission.

Mike Kirby of 155 Wallace Road addressed the commission on behalf of the adjacent property owner.

Mr. Kirby noted that the adjacent property owner had concerns about drainage and where the property line was in relation to the proposed improvements.

Planner Lowe noted that Public Works Department can certainly look into the drainage on the property and that a record of survey is not required for projects. Presumably the existing building has been constructed on the property line.

Mr. Conway discussed the topography of the property and noted that the existing drainage pattern on the property will not be disturbed. Mr. Conway noted that the property drains to the rear and there is an existing bank against the wall which will not be disturbed.

Commissioner Green asked about the finish of the trellis?

Casey Conway replied that the wood trellis would have a strain finish.

The project designer, Robert Littlepage addressed the Commission. Mr. Littlepage noted that the roofing materials proposed would be corrugated metal roofing. The proposed color would be maroon.

Mr. Littlepage also noted that the pavers would be red brick in order to achieve a historic feel and look for the project.

Commissioner Worthington asked about the lease agreement between the property owner and Forgotten Soldiers program.

Planner Lowe replied that the initial lease term was for one year.

Mr. Conway noted that the Forgotten Soldiers program lease agreement is for 1 year at 1 dollar a year would like a lease of 5 years but are still negotiating a longer lease.

Commissioner Vitas asked whether or not additional lighting would be installed?

Mr. Conway noted that at this time, no additional lighting beyond street lighting will be installed.

The public hearing was closed.

Commissioner Vitas **MOVED** to:

- A. Adopt HDRC Resolution No. 13-05 (**Exhibit A**) as presented, or as modified by the Historic Design Review Commission, for the construction of a Trellis, fencing, planter beds and accessible improvements for property located at 995 Lincoln Way.

Commissioner Green **SECONDED** the motion.

AYES:	Luebke, Vitas, Worthington, Biggs, Combs, Green, Kratzer-Yue
NOES:	None
ABSTAIN:	Spokely
ABSENT:	Willick

The motion was approved.

- B. HISTORIC DESIGN REVIEW – 1215 HIGH STREET (SHARIFIE DECK ADDITIONS) – FILE HDR 13-01.** The applicant requests Historic Design Review Commission approval for deck additions and exterior façade changes to a building located at 1215 High Street.

Chairman Spokely conducted the meeting for this item.

Planner Lowe presented the project and discussed deck additions and exterior façade changes proposed.

Commissioner Green asked if the façade materials on the High Street frontage wrapped around the driveway side of the building?

Planner Lowe replied that it was his understanding that the material changes were only on the High Street frontage.

Commissioner Luebke asked about the Oak tree on the property that appears to be in the location of the deck.

Planner Lowe replied that the tree was going to remain and would only need to be trimmed.

Commissioner Green noted that the plans show the tree just outside of the deck and a note indicates that the tree would be trimmed.

Commissioner Luebke asked about the proposed decks in proximity to the retaining wall and street.

Chairman Spokely asked about the setbacks required.

Planner Lowe replied that he consulted with the building division regarding the decks in proximity to the retaining wall and street. The building division did not have any comments or concerns.

Planner Lowe replied that in the Office Building (OB) Zone, front yard setbacks are zero. Accordingly, the building could be built right up to the retaining wall.

Commissioner Green noted that he would like to see the Quoin corners and improvements wrap around the driveway side of the building. Commissioner Green noted that another Quoin corner could be added by the stairs and would like to see the horizontal wood be removed consistent with the proposed High Street façade.

Chairman Spokely opened the public hearing.

Chairman Spokely closed the public hearing with no one wishing to speak.

The applicant was not present to address the commission.

The Commission agreed with Commissioner Green's opinion that the building materials should wrap around the driveway side of the property.

Director Wong recommended that if it was the consensus of the commission to wrap the building materials around the driveway side of the building, he would

recommend that the commission continue this item to the May 7, 2013 meeting to allow an opportunity of the applicant to address the commission.

Commissioner Worthington **MOVED** to continue this item till the May 7, 2013 Historic Design Review Commission meeting.

Commissioner Vitas **SECONDED** the motion.

AYES:	Luebke, Vitas, Worthington, Biggs, Combs, Green, Kratzer-Yue and Spokely
NOES:	None
ABSTAIN:	None
ABSENT:	Willick

The item was continued to the May 7, 2013 meeting.

VI. PUBLIC HEARING ITEM – JOINT HISTORIC DESIGN REVIEW COMMISSION AND PLANNING COMMISSION

- A. **HISTORIC DESIGN REVIEW AND VARIANCE – 1273 HIGH STREET (LEADERSHIP AUBURN PROJECT FAIRGROUNDS ENTRYWAY IMPROVEMENTS) - FILE# HDR 13-03; VA 13-01.** The applicant requests approval of a Historic Design Review permit as well as approval of a Variance application for the installation of additional freestanding signs and an archway sign, which exceeds the height standards in the Downtown Historic Design Review District at 1273 High Street.

Planner Lowe presented the joint hearing item before the Historic Design Review Commission and Planning Commission.

Chairman Spokely asked for clarification about the entitlements before the Historic Design Review Commission and Planning Commission.

Planner Lowe replied that that a Variance is being requested on two accounts: For the proposed archway sign height and for the number of signs on the property, which includes the archway sign, donor signs and administratively approved monument signs.

Planner Lowe further explained that the discretionary review by the Planning Commission on the Variance also triggered Historic Design Review by the Historic Design Review Commission.

Commissioner Worthington asked about the brick pavers, proposed bolder and free standing aerial sign. Are those considered signs subject to the Variance?

Planner Lowe replied that the brick pavers and bolder were not considered signs per the City's Sign Ordinance. Planner Lowe also explained that the aerial sign

was inside the gates of the Gold County Fairgrounds property and outside of the Historic District and City's purview.

Commissioner Combs asked if the subject property was in the Historic Resources Survey?

Planner Lowe replied that the property is not identified in the Historic Resources Survey.

Chairman Spokely opened the public hearing.

Mike Emmert 4349 Richardson Drive addressed the commission on behalf of Leadership Auburn.

Mr. Emmert discussed the Leadership Auburn class 2013 project and provided a PowerPoint presentation to the commission.

Mr. Emmert handed out a revised archway elevation to the commission showing changes to the materials and archway.

Commissioner Green noted that he thought that the archway sign should be drawn to scale so that the Historic Design Review Commission could adequately evaluate the sign.

Mr. Emmert noted that upon further research and discussion the Leadership Auburn Class 2013 decided to make modifications to the proposed sign.

Commissioner Luebkehan questioned the font used in the proposed sign. Commissioner Luebkehan noted that the sign may appear to be too modern in the City's Downtown Historic District.

Mr. Emmert noted that the intent of the archway sign was to provide a sign that is more modern.

Commissioner Green also noted that he would like to see the original sign in that location to see how the proposed sign compares.

Commissioner Combs noted that new improvements should not replicate historic improvements but should be complementary with historic improvements.

Commissioner Combs noted that it would be helpful to see what the original archway sign looked like.

Commissioner Green again commented that he would like to see the drawings scaled so that the commission and Leadership Auburn class knew what the archway sign looked like. Commissioner Green also noted that in his opinion, the lettering and arch is too small in relation to the columns.

It was the consensus of the commission was that the drawings should be to scale to adequately represent the archway.

The Commissioner discussed the pedestal donor signs locations and sign designs.

Commissioner Worthington questioned the location for the donor signs.

Mr. Emmert explained the location of the donor signs and Leadership Auburn's decision to locate them.

Commissioner Combs noted that she would like to see additional historical information on the property. Without this information, the commission cannot adequately make a determination on the potential impact of the improvements on the historical nature of the property.

Chairman Spokely asked if the project approvals could be done separately.

Director Wong recommended that the Historic Design Review Commission consider the design of the signs separately and can approve them separately if the design is acceptable. The Planning Commission could then consider the Variance request for the multiple signs on the property and height Variance for the Archway sign.

The Historic Design Review Commission considered the design of the donor signs.

Commissioner Vitas **MOVED** to approve the proposed donor signs design.

Commissioner Briggs **SECONDED** the motion.

AYES:	Luebkehan, Vitas, Biggs, Green, Kratzer-Yue and Spokely
NOES:	Worthington & Combs
ABSTAIN:	None
ABSENT:	Willick

The donor sign design was approved.

The Planning Commission considered the Variance for the additional donor signs and archway sign and Height Variance for the archway sign on the property.

Commissioner Vitas **MOVED** to approve the Variance for additional signs on the property.

Commissioner Spokely **SECONDED** the motion.

AYES:	Luebkehan, Vitas, Worthington & Spokely
NOES:	None
ABSTAIN:	None

ABSENT: Willick

The Variance for additional signs on the property and height variance was approved.

The Historic Design Review Commission considered the archway sign

Commissioner Vitas **MOVED** to approve the proposed donor signs design.

Commissioner Briggs **SECONDED** the motion.

AYES: Luebkehan, Vitas, Biggs, Green, Kratzer-Yue and Spokely
NOES: Worthington & Combs
ABSTAIN: None
ABSENT: Willick

The Historic Design Review Commission considered the design of the archway sign.

The Historic Design Review Commission noted that additional information should be presented so that the commission and Leadership Auburn Class could make an informed decision.

A consensus of the Historic Design Review Commission noted that:

1. Historical Information of the Gold Country Fairgrounds should be provided;
2. Photograph of the original archway sign should be provided; and,
3. The archway sign should be drawn to scale.

Commissioner Luebkehan **MOVED** to continue the item to the May 7, 2013 meeting subject to additional information discussed being submitted.

Commissioner Vitas **SECONDED** the motion.

AYES: Luebkehan, Vitas, Worthington, Briggs, Green, Kratzer-Yue & Spokely
NOES: None
ABSTAIN: None
ABSENT: Willick

The design of the archway sign was continued by the Historic Design Review Commission to the May 7, 2013 meeting.

VII. PUBLIC HEARING ITEMS – PLANNING COMMISSION

- A. USE PERMIT – 13395 NEW AIRPORT ROAD (KNEE DEEP BREWERY TASTING ROOM) – File # UP 13-01.** The applicant requests approval of a Use Permit to establish a tasting room and Mobile Food Vending in conjunction with their brewery operations for Knee Deep Brewery to be located at 13395 New Airport Road.

Planner Lowe presented the Use Permit for a tasting room and Mobile Food Vending for Knee Deep Brewery to be located at 13395 in the City's Airport Industrial Design Control District.

Planner Lowe discussed the project, including the hours of operation, outdoor seating area and conditions of approval. Planner Lowe also noted that the project is consistent with the Airport Land Use Compatibility Plan.

Chairman Spokely opened the public hearing.

Gerry Moore dba Knee Deep Brewery addressed the commission and discussed his brewing operations. Mr. Moore noted that he is currently conducting business in Lincoln in an approximate 1,000 square foot building and Knee Deep Brewery cannot keep up with demand. Mr. Moore noted that they plan to lease 16,000 square feet of building area at 13395 New Airport Road.

Commissioner Luebkehan noted that he would like to see the Traffic Commission take up the issue of directing traffic onto Bell Road vs. Locksley Lane.

Chairman Spokely closed the public hearing.

Commissioner Worthington **MOVED** to adopt Resolution No. 13-06 as presented including the following actions:

- A. Adopt Resolution No. 13-06 to approve the Use Permit for a tasting room, as presented, or as amended by the Planning Commission, which includes the following actions:
1. Adoption of a Categorical Exemption, prepared for the Use Permit as the appropriate level of environmental review in accordance with the California Environmental Quality Act (CEQA) and Guidelines;
 2. Adoption of Findings of Fact for approval of the Use Permit as presented in the Staff Report; and,
 3. Approval of the Use Permit in accordance with the Conditions of Approval as presented in the Staff Report.

Commissioner Spokely **SECONDED** the motion.

AYES: Luebkeman, Vitas, Worthington, & Spokely
NOES: None
ABSTAIN: None
ABSENT: Willick

**VIII. COMMUNITY DEVELOPMENT DEPARTMENT FOLLOW-UP REPORTS
HISTORIC DESIGN REVIEW COMMISSION**

- A. City Council Meetings
None
- B. Future Historic Design Review Commission Meetings
Director Wong noted that a Historic Design Review Commission meeting will be scheduled on May 7, 2013.
- C. Reports
None

IX. HISTORIC DESIGN REVIEW COMMISSION REPORTS

The purpose of these reports is to provide a forum for Planning Commissioners to bring forth their own ideas to the Commission. No decisions are to be made on these issues. If a Commissioner would like formal action on any of these discussed items, it will be placed on a future Commission agenda.

None

X. FUTURE HISTORIC DESIGN REVIEW COMMISSION AGENDA ITEMS

Planning Commissioners will discuss and agree on items and/or projects to be placed on future Commission agendas for the purpose of updating the Commission on the progress of items and/or projects.

None

**XI. COMMUNITY DEVELOPMENT DEPARTMENT FOLLOW-UP REPORTS
PLANNING COMMISSION**

- A. City Council Meetings
Director Wong informed the Commission that the Emergency Shelter Ordinance was denied by the City Council.
- B. Future Planning Commission Meetings
Director Wong noted that there may be a Planning Commission meeting on May 7, 2013
- C. Reports
None

XII. PLANNING COMMISSION REPORTS

The purpose of these reports is to provide a forum for Planning Commissioners to bring forth their own ideas to the Commission. No decisions are to be made on these

issues. If a Commissioner would like formal action on any of these discussed items, it will be placed on a future Commission agenda.

XIII. FUTURE PLANNING COMMISSION AGENDA ITEMS

Planning Commissioners will discuss and agree on items and/or projects to be placed on future Commission agendas for the purpose of updating the Commission on the progress of items and/or projects.

XIV. ADJOURNMENT

Thank you for attending the meeting. The Planning Commission welcomes your interest and participation. If you want to speak on any item on the agenda, as directed by the Chairman, simply go to the lectern, give your name, address, sign in and speak on the subject. Please try to keep your remarks to a maximum of five minutes, focus on the issues before the Planning Commission and try not to repeat information already given to the Commission by a prior speaker. Always speak into the microphone, as the meeting is recorded on tape. It is the policy of the Commission not to begin consideration of a project after 10:00 PM. Such projects will be continued to the next meeting.

Materials related to an item on this Agenda submitted to the Planning Commission after distribution of the agenda packet are available for public inspection in the Community Development Department during normal business hours

The meeting was adjourned at 9:15 p.m.

Respectfully submitted,

Lance E. Lowe